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homes

23 GRAYSWOOD PARK ROAD, QUINTON, BIRMINGHAM, B32 1HF
£315,000





LOCATION

Grayswood Park Road is a very popular Tree Lined Road within this much sought after part of Quinton, and is handy for shopping facilities, amenities, bus route and schools, whilst Hagley Road West enables direct access into Birmingham City Centre and further to the surrounding areas. The property can be located turning off Hagley Road West into Ridgacre Lane, then first right into Whitley Court Road and first left into Grayswood Park Road where the property is then situated a distance along on the right hand side.

DESCRIPTION

This is a stunning 3 bedroom traditional style semi detached family home within this popular, very sought after part of Quinton, having off road parking and leading to the following accommodation :- On the ground floor is a porch, entrance hall, spacious lounge with double doors to good sized dining room, fitted kitchen. First floor provides 3 bedrooms and re-fitted bathroom. Outside is a narrow garage/useful store and superb well presented rear garden. Double glazed and Gas central heating. EPC rating D.

Porch

Double glazed front door and side double glazed panels with leaded detailing lead through to :-

Entrance Hall

Radiator, staircase rising to the First Floor, useful understair storage cupboard and doors off to :-

Dining Room 11' 11" x 11' 8" (3.63m x 3.55m)

Double glazed picture window, radiator, double glazed double opening doors onto the rear garden and double doors lead through to :-

Lounge 14' 8" (into bay) x 12' 5" (max) (4.47m x 3.78m)

Double glazed bay window to the front, radiator and attractive feature fireplace with hearth housing inset fire.

Re-Fitted Kitchen 8' 6" x 6' 6" (2.59m x 1.98m)

Double glazed window to the rear, base and wall mounted units, work surface area, single drainer sink with mixer tap, integral oven, 4 ring electric hob, complimentary tiling to the walls.

First Floor Landing

Feature double glazed window to the side, loft access and doors off to all First Floor Accommodation.



Bedroom One 15' 3" (into bay) x 11' 9" (to back of wardrobe) (4.64m x 3.58m)

Double glazed bay window to the front, radiator, and fitted wardrobes with hanging rail and storage.

Bedroom Two 12' 0" x 11' 9" (to back of wardrobe) (3.65m x 3.58m)

Double glazed window to the rear with pleasant outlook over the rear garden, radiator and fitted wardrobes with hanging rail and storage.

Bedroom Three 7' 9" x 6' 9" (2.36m x 2.06m)

Double glazed window to the front and radiator.

Re-Fitted Bathroom 8' 2" x 6' 5" (2.49m x 1.95m)

Double glazed window to the rear, ceiling spot lights, heated towel rail and suite comprising :- Bath, wash handbasin, low level flush wc and shower cubicle with screened door, shower and tiling to the walls.

Front

Drive providing off road parking and leading to the accommodation.

Narrow Garage/Useful Store

Door to the front and door to the rear garden.

Rear Garden

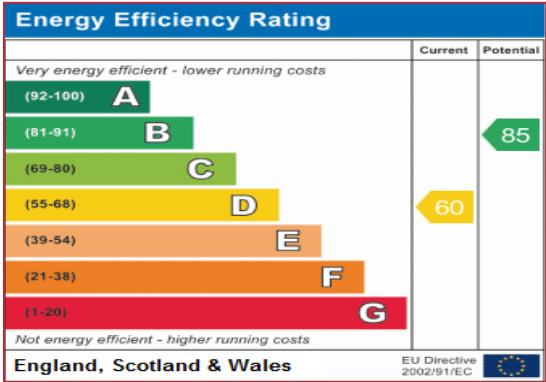
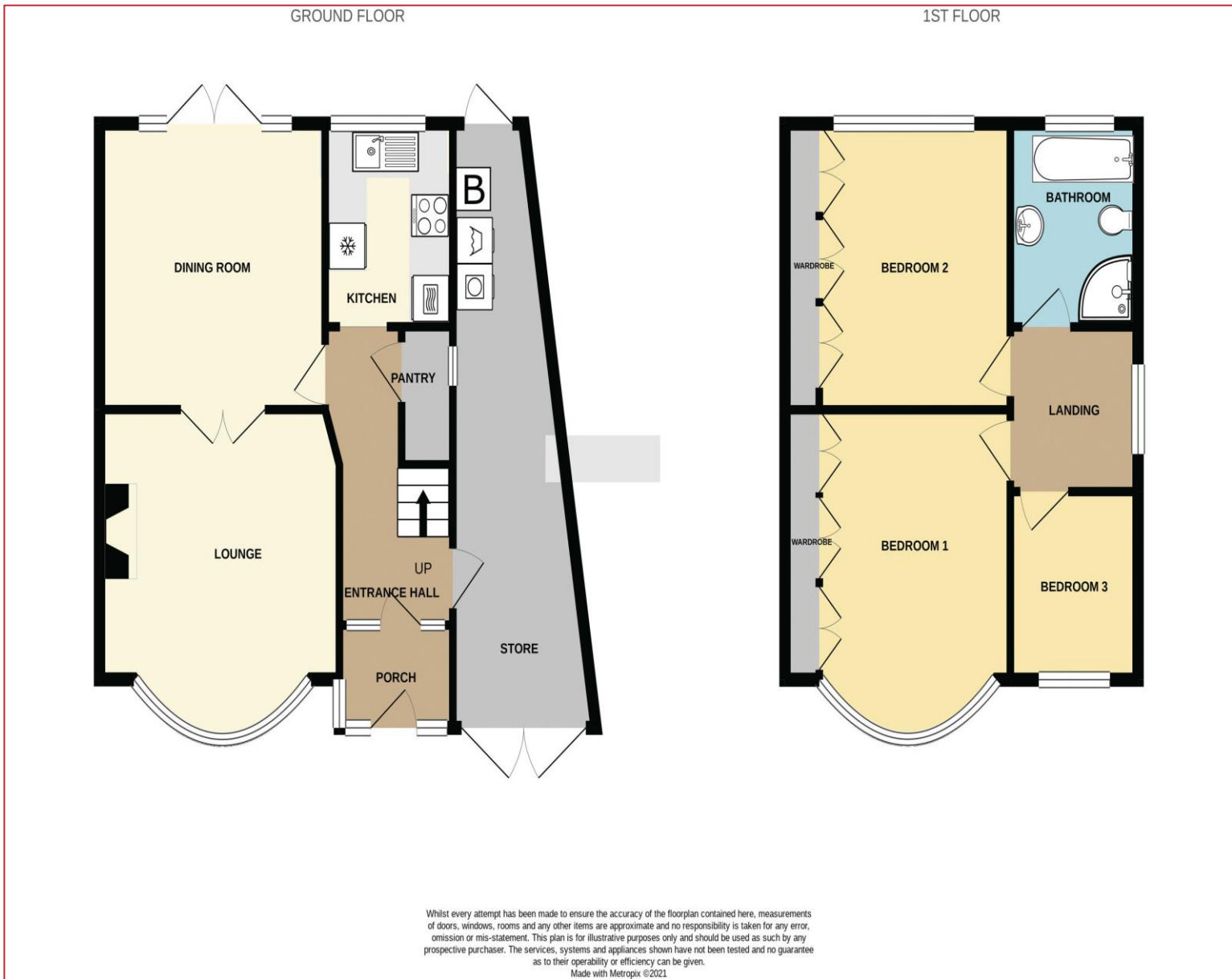
Superb feature of the property offering a pleasant good sized rear garden comprising :- Patio, shaped lawn, well stocked shrub borders, pathway and further patio area at the rear.

Tenure

The agents are advised that the property is freehold. The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £240 per transaction.



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